

**CITY OF SAN DIEGO HEARING OFFICER  
DOCKET FOR HEARING OFFICER MEETING  
AUGUST 23, 2006  
COUNCIL CHAMBERS, 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BLDG  
8:30 A.M.**

**NOTE:** *Land Use Hearings are held at 8:30 A.M. and are appealable to the Planning Commission. Appeal applications may be obtained on the 3<sup>rd</sup> floor of the Development Services Building, located at 1222 1<sup>st</sup> Avenue, San Diego, CA 92101.*

*If a Sign Language Interpreter, aids for the visually impaired, or Alternative Listening Devices (ALD's) are required, please contact the Disability Services Coordinator at 619-321-3208 at least five (5) working days prior to the meeting to ensure availability. Those items with an asterisk (\*) will include consideration of the appropriate environmental document.*

*Each item presented on this docket is a Process 3 under the Land Development Code Section 112.0501.*

**HEARING OFFICERS ASSIGNED TO TODAY'S HEARING: GARY GEILER**

- ITEM-1: - **PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE HEARING OFFICER NOT PREVIOUSLY HEARD. REQUESTS TO SPEAK SHOULD BE SUBMITTED TO THE HEARING OFFICER RECORDING SECRETARY AT THE TIME OF THE MEETING. NOTE: 3 MINUTE MAXIMUM PER SPEAKER.**
- ITEM-2: - **REQUESTS FOR ITEMS TO BE WITHDRAWN OR CONTINUED.**
- ITEM-3: - **ITEMS TO BE PLACED ON CONSENT AGENDA.**
- ITEM-4: - **370 PLAYA DEL NORTE MAP WAIVER- PROJECT NO. 97994**  
City Council District: 1 Plan Area: La Jolla

**STAFF: Diane Murbach**

Map Waiver to waive the requirement for a Tentative Map, and a waiver to the requirement to underground a portion of the existing overhead utilities, to create four condominium ownerships from four residential apartment units under construction on a 0.132 acre site. This action requires an amendment to existing Coastal Development Permit No. 18245 (Project No. 9630) to create this subdivision. No new development is proposed with this subdivision. The property is located at **370 Playa Del Norte** in the RM-3-7 Zone, Coastal Overlay Zone (non appealable), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone-Beach Parking Impact, and the La Jolla Community Plan. This project was reviewed in the Sustainable Expedite Program, as the project will provide solar power for sustainable buildings as defined by Council Policy 900-14. Exempt from environmental. Report No. HO-06-208

**RECOMMENDATION:**

Approve

ITEM-5: - **1762 FROUDE STREET MAP WAIVER- PROJECT NO. 84649**  
City Council District: 2; Plan Area: Peninsula

**STAFF: Cory Wilkinson**

Coastal Development Permit and Map Waiver application to waive the requirements for a Tentative Map, and to approve an undergrounding waiver request, to convert two existing residential units to condominiums on a 0.114 acre site at **1762-64 Froude St.** in the RM- 1 Zone within the Ocean Beach Precise Plan, Coastal Overlay (non-appeal), Coastal Height Limit Overlay Zone, Parking Impact Overlay Zone, Airport Approach Overlay Zone, Airport Environs Overlay Zone, and Council District 2. Exempt from environmental. Report No. HO-06-213

**RECOMMENDATION:**  
Approve

ITEM-6: - **1111-17 27<sup>th</sup> STREET MAP WAIVER - PROJECT NO. 79612**  
City Council District: 2; Plan Area: Barrio Logan

**STAFF: Cory Wilkinson**

Coastal Development Permit, Map Waiver, and undergrounding waiver, to remove existing residence & construct three, two-story, for-sale, three-bedroom, single family residences of 4,023 square feet total area on a 3,873 square foot (0.90 acre) site with 3 off-street garage parking spaces and 3 on-street parallel parking spaces, at **1111 - 1117 27th Street** in Subdistrict B of Barrio Logan Planned District within the Barrio Logan Community Plan, Coastal Overlay (non-appealable), Parking Impact, Transit Area, Residential Tandem Parking, Council District 8. Negative Declaration No. 79612. Report No. HO 06-203

**RECOMMENDATION:**  
Approve

HEARING OFFICER DOCKET OF AUGUST 23, 2006 -

ITEM-7: - **4082 4<sup>TH</sup> AVENUE MAP WAIVER - PROJECT NO. 79776**  
City Council District: 3; Plan Area: Uptown

**STAFF: Paul Godwin**

Map Waiver to create seven commercial office condominium units in an existing medical office building at **40944<sup>th</sup> Avenue**, at the southwest corner of Lewis Street and 4<sup>th</sup> Avenue, in the NP-1 Zone of the Mid-City Communities Planned District, in the Uptown Community Plan area. The applicant is also requesting a waiver of the requirement to underground the existing overhead utilities. Exempt from environmental. Report No. HO 06-205.

**RECOMMENDATION:**

Approve

ITEM-8: - **ROCKAWAY I CONDO MAP WAIVER - PROJECT NO. 92061**  
City Council District: 2; Plan Area: Mission Beach Planned District & Precise Plan

**STAFF: Robert Korch**

Map Waiver to waive the requirements of a Tentative Map to create 3 residential condominium dwelling units from daily/weekly rentals units on a 0.036 acre site at **3785 Ocean Front Walk** in the NC-N Zone of the Mission Beach Planned District and Mission Beach Precise Plan, Beach Parking Impact Overlay, Coastal Height Limit, Residential Tandem Parking, Coastal Overlay Zone (State Jurisdiction). Exempt from environmental. Report No. HO 06-204.

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF AUGUST 23, 2006 -

ITEM 9: - **1816 DIAMOND STREET MAP WAIVER - PROJECT NO. 84301**  
City Council District: 2; Plan Area: Pacific Beach

**STAFF: Robert Korch**

Map Waiver and Waiver of Undergrounding to convert 4 existing residential units into condominiums on a 6,246 square foot site at **1816 Diamond Street** in the RM-1-1 Zone within the Pacific Beach Community Plan and Coastal Height Limit. Exempt from environmental. Report No. HO 06 -214.

**RECOMMENDATION:**

Approve

ITEM-10: - **2147 BRANT STREET MAP WAIVER - PROJECT NO. 91128**  
City Council District: 2; Plan Area: Mid City - Uptown

**STAFF: Renee Mezo**

Map Waiver to convert four (4) existing residential units to condominiums including a request to waive the requirement to underground existing overhead utilities, on a 0.12-acre site located at **2147 Brant Street**, on the east side of Brant Street, between Ivy Street and Hawthorn Street. The site is located within the MR-1000 zone of the Mid-City Communities Planned District, in the Uptown Community Plan area. Exempt from environmental. Report No. HO 06-209.

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF AUGUST 23, 2006 -

ITEM-11: - **4594 PESCADERO MAP WAIVER - PROJECT NO. 85767**  
City Council District: 2; Plan Area: Peninsula

**STAFF: Laila Iskandar**

Coastal Development Permit (CDP) and Map Waiver (MW) application to waive the requirements for a Tentative Map to convert three existing residential units to three condominiums, including a request to waive the undergrounding of the existing utilities, on a 0.16-acre site. The property is located at **4594 Pescadero Avenue & 1515-1517 Froude Street** in the RM-1-1 Zone, Coastal Overlay Zone (non-appealable area), and Coastal Height Limit Overlay Zone, within the Peninsula Community Plan and Local Coastal Program and Council District 2. Exempt from environmental. Report No. HO 06-210.

**RECOMMENDATION:**

Approve

ITEM-12: - **358 PROSPECT STREET MAP WAIVER - PROJECT NO. 93666**  
City Council District: 1; Plan Area: La Jolla

**STAFF: John Fisher**

Map Waiver No. 301956, Coastal Development Permit No. 302909 and to waive the requirements to underground existing overhead utilities to convert three existing residential units into condominium ownership on a 0.097 acre site at **358 Prospect Street** in La Jolla. Exempt from environmental. Report No. HO 06-199

**RECOMMENDATION:**

Approve

HEARING OFFICER DOCKET OF AUGUST 23, 2006

ITEM 3: - **NTC SHORELINE PLAZA - PROJECT NO. 80411**  
City Council District: 2; Plan Area: Peninsula – NTC Precise Plan

**STAFF: Cory Wilkinson**

Coastal Development Permit (CDP) to demolish twelve structures to construct a 500 space parking lot and associated site improvements on an 8.68 acre site located within the Unit 6 area of the NTC Precise Plan. The project site is located between Decatur Road and the boat channel, and between Chauncey Road and Gate One within the CR-1-1 zone in the Peninsula Community Planning Area, Airport Environs Overlay Zone (AEOZ), Airport Approach Overlay Zone (AAOZ), Runway Protection Zone (RPZ), Coastal Overlay Zone (Appealable) and Council District 2. Environmental Impact Review Addendum No 80411. Report No. HO 06-200.

**RECOMMENDATION:**

Approve